

When recorded return to:  
Richard A. Bohme and Sarah J. Bohme  
910 McGarigle Road  
Sedro Woolley, WA 98284



201201170104  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014338

CHICAGO TITLE  
620014338

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles F. Seaman, a married man as his separate estate and Jody L. Gjesdahl, a married woman as her separate estate and Char Gardner, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Richard A. Bohme and Sarah J. Bohme, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, CASCADE VISTA PARK, according tot he plat thereof recorded in Volume 9 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76364, 4155-000-004-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Exhibit B, Special Exceptions, Chicago Title Company Order 620014338; and Skagit county Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 13, 2012

Charles F. Seaman 1/17/12  
Charles F. Seaman

Jody L. Gjesdahl 1/17/12  
Jody L. Gjesdahl

Char Gardner By Charles F. Seaman P&A her Attorney in fact 1/17/12  
Char Gardner  
By: Charles F. Seaman, her Attorney in Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 111

JAN 17 2012

Amount Paid \$ 2977.<sup>60</sup>  
Skagit Co. Treasurer  
By MM Deputy

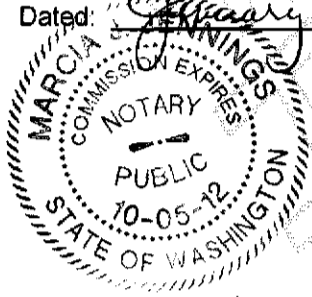
STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jody L. Gjesdahl  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: January 17, 2012

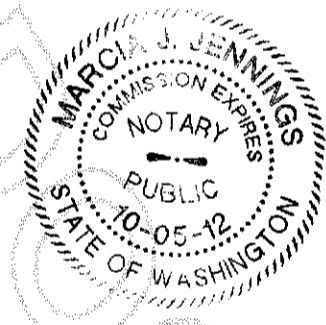


Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012

State of Washington  
County of Skagit

On this 17th day of January, 2012, before me, the undersigned, a Notary Public in  
and for the State of Washington, duly commissioned and sworn, personally appeared  
Charles F. Seaman to me known to be the individual described in, and who  
executed the within instrument for himself and also as the Attorney in Fact for Char Gardner and  
acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed  
for himself, and also as his free and voluntary act and deed as Attorney in Fact for said Char Gardner  
in the cpacity and for the uses and purposes therein mentioned, and that said principal is not  
deceased nor incompetent.

Marcia J. Jennings  
Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley 10/5/2012  
My commission expires: 10/5/2012



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## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 12, 1925  
Recording No.: 188881  
Affects: As located and constructed

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CASCADE VISTA PARK:

Recording No: 747447

3. Assessments, if any, levied by City of Sedro-Woolley.
4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

